

**BIENNIAL REPORT ON THE STEWARDSHIP
OF STATE-OWNED PROPERTIES**

Report to the Governor and General Assembly of Virginia

Department of Historic Resources
Commonwealth of Virginia

May 1, 2013

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COMMONWEALTH of VIRGINIA

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Dear Governor McDonnell and Members of the General Assembly of Virginia:

The Department of Historic Resources is pleased to present the fourth biennial report regarding the Stewardship of State-Owned Historic Properties as required by *Code of Virginia* § 10.1-2202.3.

The format of this 2013 report has been streamlined, resulting in a shorter and more concise document. Preservation guidance and reference materials that had been included in the past three reports has been moved to a new state stewardship section of the Department's website. This change results in the information most helpful to state agencies being more readily updated and accessible to a wider range of users.

As the following report demonstrates, over the past two years, the Department has been pleased to work with and see many state agency partners undertake on their own some impressive stewardship work despite the financial challenges that we all have shared. There are numerous and excellent examples of agencies working wisely to care for the historic properties under their control. We are honored to be able to share some of these successes.

The most important component of the report is its recommendations for the coming two years. Each agency that owns property included in the 2013 priority lists is required to initiate consultation with the Department within 60 days of receipt of the report. The Department looks forward to hearing from and assisting these agencies to meet the spirit of the preservation goals as outlined in this report.

Sincerely,

Kathleen S. Kilpatrick
Director

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Preface

In 2006, the General Assembly passed Senate Bill 462 adding § 10.1-2202.3 (see Appendix A) which calls for the Department of Historic Resources (DHR) to develop two biennial reports, with the option that they might be combined, on the stewardship of state-owned properties.

The two reports to be completed consist of:

- 1) Priority lists:
 - A priority list of the Commonwealth's most historically significant state-owned properties that are eligible for, but not designated on, the Virginia Landmarks Register (VLR) pursuant to § 10.1-2206.1;
 - A priority list of significant state-owned properties, designated on or eligible for the VLR, which are threatened with the loss of historic integrity or functionality; and
- 2) A biennial status report summarizing actions, decisions, and the condition of properties previously identified as priorities.

Consistent with prior reports, the 2013 report combines both the priority lists and the status report in a single document. It has been streamlined to be more concise and easily referenced, with guidance and reference materials having been moved to a newly-created State Stewardship page of DHR's website (<http://www.dhr.virginia.gov/StateStewardship/Index.htm>). This change allows for ready access by a wider range of users, as well as information that is more frequently updated.

The Department must, in addition to historic significance and threat, take into account other public interest considerations associated with landmark designation and the provision of proper care and maintenance of property, including:

- Potential financial consequences associated with failure to care for and maintain property;
- Potential for significant public education and cultural appreciation;
- Potential for significant tourism opportunities; and
- Community values and comments.

The completed report is to be distributed to all affected agencies, as well as institutions of higher learning, the Secretary of Finance, and the General Assembly by May 1 of each odd-numbered year. This will ensure that information contained in the report is available to the agencies, the Secretary of Finance, the Secretary of Administration, and the Governor, and the General Assembly, during budget preparation.

All agencies of the Commonwealth are required to assist and support the development of the report by providing information and access to properties upon request. **Each agency that owns property included in the 2013 priority lists (pages 29-39) must initiate consultation with DHR within 60 days of receipt of the report for the purpose of initiating discussion of how these priorities might be met.** The agency and DHR must then make a good faith effort to reach a consensus decision on the designation of unlisted properties and on the feasibility, advisability, and methods of properly addressing the needs of threatened historic properties.

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Executive Summary

The past two years have been a time of considerable challenge as the Commonwealth has simultaneously grappled with a struggling economy and increasing demands on its financial resources. Not surprisingly, agencies have put plans on hold, deferred critical maintenance and made decisions based on short-term necessity. Over the long- and even medium-term, such a strategy can present problems for the often fragile and certainly diverse resources in the Commonwealth's inventory of historic buildings assets. These assets carry financial value and may also be culturally valuable to residents and visitors alike.

The two years covered by this report represent a time of some pushes and pulls in particular areas. Historic preservation—the act of reinvesting and recycling our building stock—is often the most environmentally sustainable and economically prudent approach. Of concern is the well-intentioned but often misguided employment of quick and heavy-handed fixes, especially in regard to meeting energy conservation goals, and the associated high cost and resulting harm that results from such approaches. Out of a lack of understanding precious dollars can be wasted and high quality, serviceable building fabric and character discarded in the attempt to make a building more efficient. Sales pitches and hype to the contrary, the payback period for quick fixes such as wholesale window replacement makes such treatments a poor investment. Moreover, thoughtful and sensitive approaches are available to address heat loss in ways that serve energy conservation, preservation and the wise use of tax payer dollars. DHR will continue to reach out to partners to educate them about options for achieving multiple goals at lower costs. During this same period, a number of state agencies have managed to model exemplary stewardship as custodians of historic properties in their care. Despite stretched capacity, these leaders take seriously their role as stewards of the historic resources. In contrast, other agencies seem to undervalue the significance of the historic properties entrusted to them and thus continue to rebuff encouragement to plan for their protection and care. Working with agencies to foster a better understanding of the environmental and economic benefits of good stewardship will remain a high priority for DHR.

While this report celebrates the successes of the past two years, it also reveals that a significant number of the recommendations set forth in proceeding reports remain unrealized. For example, a goal of the legislation mandating this report was to encourage the recognition of significant state-owned properties through additional listings on the Virginia Landmarks Register. Thus DHR was directed to report priority lists and work with agencies toward that end. Only one additional property was listed during the past two years, bringing the total of state-owned listings to 120. This significant shift in interest in pursuing listing appears tied to resources; it is regrettable given the proven educational and planning benefits of listing as a tool.

Later this year, a singular event—the transfer of Fort Monroe to state ownership—will finally be realized. The Commonwealth's imminent acquisition of Fort Monroe, which will trigger an enormous stewardship commitment when the property is returned to the Commonwealth by the U.S. Army through the Base Realignment and Closure Act (BRAC), has required intense planning and preparation among various stakeholders. DHR, along with many national, state and local partners, has been very engaged in the BRAC process and it is expected that this transition and the management of the site will remain a primary focus of DHR over the next several years.

Another notable priority that will continue into the next biennium period is the Sesquicentennial of the Civil War. This endeavor continues to draw thousands of visitors to the Commonwealth and serves to remind people across the United States and around the world of Virginia's prominent role in the founding and shaping of this nation. Thanks to the leadership of the Governor and General Assembly and its Sesquicentennial Commission, the Commonwealth will continue to place an emphasis on battlefield stewardship as a legacy of this time.

The Commonwealth has not been, nor is it likely to be, in a financial position to pursue all of the recommendations contained in this stewardship report. Thus it is appropriate to include both unfulfilled goals as well as new stewardship priorities in need of focused attention. Mindful that state agencies have limited resources, DHR has deliberately tried to develop goals that are both realistic and attainable, including some that could be accomplished without significant cost.

In addition to the content mandated by Senate Bill 462 adding § 10.1-2202.3, this report includes sections on DHR's own initiatives to promote stewardship as well as case studies of exemplary state stewardship by other agencies.

This fourth biennial report reaffirms that:

- The Commonwealth's real estate holdings include a rich and diverse collection of historically significant properties, some of national and international importance.
- The Commonwealth as a whole benefits when leaders understand that preservation makes good environmental sense as well as good economic sense and is integral to conserving energy. This understanding on the part of state agencies promotes an ethic of stewardship.
- Certain types of state-owned historic properties are under-represented on the Virginia Landmarks Register, especially those related to institutions of higher education, the Civil War, and the history of African Americans, Virginia Indians, and women. This should be addressed through strategic additions to the Virginia Landmarks Register.
- The seat of state government—the area surrounding the State Capitol—includes buildings that together contribute to a tangible identity of state government. It is appropriate that, as a collection, this historic district be documented and honored through inclusion on the Virginia Landmarks Register.
- DHR's existing inventory and assessment of historic state-owned properties is so out of date as to be of limited use. The inadequacy of the information impacts DHR's ability to administer its own programs, assist other state agencies and for those agencies to understand and take into account the historic resources in their control.
- The transfer of Fort Monroe to the Commonwealth in 2013 and beyond must remain a high priority for the Commonwealth. The responsible management and financially sustainable development of this nationally-significant site must be among the Commonwealth's most important stewardship priorities.
- Institutions of higher education need to model better stewardship by taking their historic resources into account when preparing master plans and should celebrate their register-

eligible properties through listing on the Virginia Landmarks Register and/or state highway markers, both of which are effective tools for the education the public regarding Virginia's rich history and promotion of tourism.

- State agencies should seek to meet energy efficiency and sustainability goals through best-preservation practices. Despite assumptions to the contrary, stewardship is very often the most cost-effective investment of scarce resources. At a time when we all must make every dollar count, the act of reinvesting and recycling our historic buildings is both environmentally sustainable and economically prudent.

DHR Initiatives to Promote Stewardship

DHR takes seriously its responsibility to work collaboratively with its sister agencies and makes it a priority to serve as a readily available resource. When interacting with other agencies, DHR takes the opportunity to encourage them to identify, evaluate, assess the condition of, and develop proper treatment plans for their historic properties. Included among the many resources that DHR offers is a skilled professional staff of architects, architectural historians, and archaeologists, as well as a curator and a materials conservator, all of whom are available to provide technical assistance on a variety of historic preservation topics. DHR staff is also available to train facility managers, building supervisors, park superintendents, and other appropriate individuals responsible for the management and care of historic properties.

DHR's Archives and Library contains a wealth of information beneficial to other state agencies. Its holdings include an extensive collection of publications, technical manuals, and reference materials on a wide range of historic preservation issues that are freely available to state agencies, as well as survey files and a Geographic Information System (GIS)-supported database of historic properties.

In an effort to promote good stewardship and in addition to those items included in the 2011 report as recommendations and referenced later in this report, DHR has:

- Encouraged state agencies with register-eligible properties to list them on the Virginia Landmarks Register. This effort has achieved only limited results in recent years.
- Endeavored to encourage state agencies to responsibly manage historic properties and archaeological sites under their control, and to meaningfully incorporate these properties into their planning processes, ideally early in the planning and budget process.
- Responded to 1,194 requests for review from state agencies between April 1, 2011 and April 1, 2013, providing comments on potential impacts to significant historic resources and guidance on how to best preserve and treat historic properties under their control. These review requests include the consideration of project-focused surveys, Environmental Impact Reports, plans, specifications and dispositions of surplus property, and technical assistance regarding such issues as Americans with Disabilities Act (ADA) accessibility.
- Expanded the use of DHR's Electronic Project Information Exchange (ePIX) system for the review of state projects. The system allows state agencies (and our federal partners) to submit projects for review electronically and enables DHR to review projects more efficiently. ePIX is currently being further refined and enhanced, and is considered a model nationwide.
- Issued 35 permits for archaeological investigations on state lands between April 1, 2011 and April 1, 2013. The Virginia Antiquities Act prohibits damage to or removal of objects of antiquity from archaeological sites on all state-controlled land. This act does not restrict a state agency from construction or other land-disturbing activities on its own land, but does prohibit all "relic hunting" or any archaeological field investigations without a permit from DHR. DHR is given exclusive right and privilege to conduct field investigations on state lands, but may grant those privileges to others through the issuance of a Permit to Conduct Archaeological Investigations on State-Controlled Land. The permit process requires that

DHR evaluate the justification and methodology for the investigation to ensure public benefit, as well as a plan for the proper curation of any artifacts. DHR also reviews the qualifications of the person(s) conducting the work to ensure that field investigations are conducted under the direct supervision of a qualified archaeologist. Archaeological field investigations on state land are appropriate as part of the assessment of potential impacts from proposed construction projects, historic interpretation, or ongoing academic research projects.

- Continued to provide technical assistance to DEQ on the development of guidance documents in support of their permit-by-rule regulations for renewable energy projects, balancing historic preservation goals with the energy needs of the Commonwealth.
- Along with sponsorship help from Preservation Virginia and local organizations, DHR conducted Cemetery Conservation and Documentation workshops throughout the state, with more planned for the future. These workshops provide lectures and hands-on experience covering burial laws, cemetery conservation, resource recording, research, and interpretation. While many of our participants have been members of the general public, we have also reached state employees from several agencies, including the Department of Conservation and Recreation, Department of Forestry, and the University of Mary Washington.
- Proposed to and partnered with the University of Virginia's Office of the Architect to plan a colloquium in April 2011 that brought leading scholars together for two days to consider how best to approach the rehabilitation of the Rotunda, which is the most prominent component of the Academical Village, a World Heritage site.
- Provided assistance to agencies such as the College of William and Mary, Longwood University, and the Virginia Department of Transportation regarding cemeteries and the discovery of human remains.
- Provided cultural resource management training to the Department of Mines, Minerals and Energy during that department's annual staff meeting in January 2013. This training included information about the environmental review process, archaeological site management and protection, and the identification and treatment of cemeteries on state property. DHR staff provided similar training to employees from multiple Virginia agencies during the National Natural Areas Association conference in Norfolk in 2012.
- Worked with York River State Park staff to advise on the appropriate curation and conservation of artifacts (including delicate 19th-century metals), as well as nomination of the park to the National Register of Historic Places. DHR curation, our Tidewater regional office, and DHR's National Register staff participated.
- DHR's State Archaeologist and curator met with cultural resources management staff at Fort Monroe to provide advice regarding the treatment and long-term curation of historic artifacts associated with the facility.
- Hosted numerous training opportunities in collaboration with the National Preservation Institute, on a wide range of preservation topics to which state agency facility managers were invited. With the exception of VDOT, participation among most state agencies was very low.

- Met one-on-one with colleges and universities—including James Madison University, Virginia Military Institute, Virginia State University, University of Virginia, University of Mary Washington, Virginia Commonwealth University, and Longwood University—to review overall plans, specific projects and discuss impacts to historic resources.
- Provided the opportunity for DHR staff to pursue LEED accreditation so that we might better serve our state partners. In 2012, one staff person passed the accreditation exam for the LEED Green Associate credential, created by the Green Building Certification Institute (GBCI). The credential denotes basic knowledge of green design, construction, and operations.
- Worked collaboratively with the Clermont Trust to manage and maintain this 361-acre property owned by DHR. The Clermont Trust, with whom DHR has a management agreement, has just completed a five-year plan for use and interpretation. DHR's Northern Region archaeologist oversaw the development of an archaeological management plan for the property, and he and the State Archaeologist are members of the trust's Archaeological Advisory Committee.
- Continued to work with Virginia Tech at the university's Kentland Farm, a historic plantation that is part of Virginia Tech's 3,200-acre agricultural science facility. DHR's western regional archaeologist developed a public archaeology program for the farm that is designed to raise public awareness of the property's long multicultural and multiethnic history. The public archaeology program has become a featured highlight of Virginia Tech's annual Kentland Community Heritage Festival and, over the past two years, has interpreted Kentland's archaeological riches to over 700 festival visitors through on-site interpretation and multimedia presentations.
- Conducted a field school under the supervision of DHR's State Archaeologist at Huntsberry Farm in Frederick County, which falls within the boundaries of the Third Battle of Winchester. The excavation was a cooperative effort between DHR, the Shenandoah Valley Battlefields Foundation which owns the property, USDA-Forest Service, and the Archeological Society of Virginia, and was conducted as part of the Preservation Virginia annual statewide conference. DHR also conducted a field school at Savage Neck in Accomack County, in cooperation with the ASV and local volunteers, which focused on an inundated Late Prehistoric occupation site.
- Worked with Longwood University in planning site recordation work on historic properties located in Cumberland State Forest.
- Worked with the Fairfield Foundation on an initial archaeological survey of Middle Peninsula State Park on three occasions.
- Realizing that its existing database of historic properties was built using now-obsolete programs and technology, DHR made the necessary but nonetheless difficult decision to replace it with a new state-of-the-art system. V-CRIS, the Virginia Cultural Resource Inventory System, will launch July 1, 2013. VDOT, a heavy user of the current database and a partner in its development ten years ago, contributed to the cost of developing the new system.

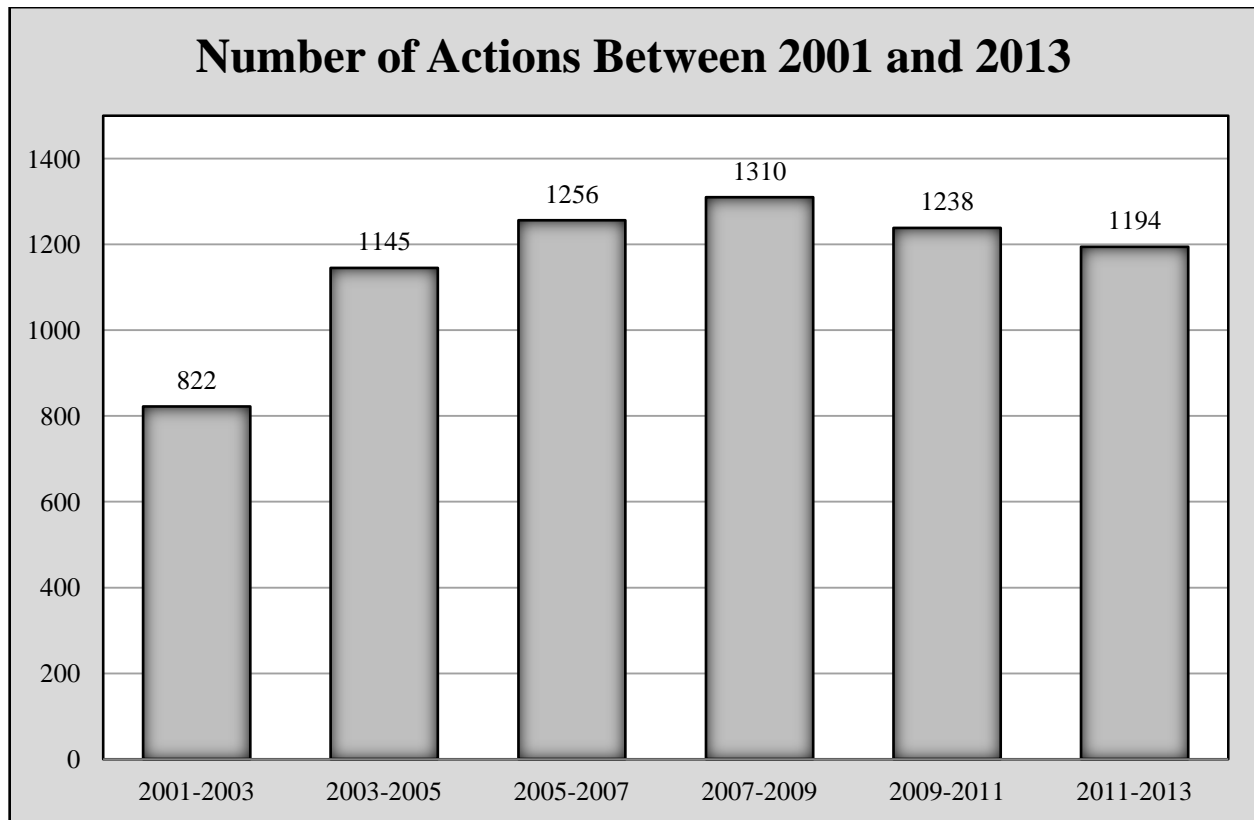
- Developed a special section of its website devoted to state stewardship with the goal of agencies being able to easily access frequently updated information and guidance regarding historic preservation, including lists of registered state-owned properties (<http://www.dhr.virginia.gov/StateStewardship/Index.htm>).

- With the assistance of volunteers from the Archeological Society of Virginia (ASV), DHR processed and analyzed artifacts from the context of the standing antebellum slave quarter at Walnut Valley at Chippokes State Park. Incorporating information from the early-19th century ledger of plantation owner William C. Jones and archaeological excavations spanning several field seasons, DHR completed a preliminary interpretation of the area around the cabin, and presented the results of this research at the 2012 Society for Historical Archaeology's annual meeting in Baltimore, MD.



Slave cabin, Walnut Valley, DCR.

- Participated in DCR's efforts to update the 2012 Virginia Outdoor Plan to ensure that historic resources and their stewardship was well-represented. DHR staff collaborated with DCR staff in preparing an overview on Historic Resources and Cultural Landscapes as well as a series of regional recommendations on historic resources.
- Partnered with the University of Mary Washington and the Germanna Foundation to plan for the transfer and protection of Fort Germanna/Enchanted Castle, an incredibly rich and significant archaeological site, as it transfers from state ownership. Plans call for DHR to have an on-going stewardship role on behalf of the Virginia Board of Historic Resources, which will hold a preservation easement protecting the property in perpetuity.
- DHR met with the VMRC in March of 2012 to discuss problems that have arisen from the issuance of some underwater permits. Both agencies committed to collaborating on how to administratively address issues proving problematic for the protection of underwater resources. Steps which both agencies jointly agreed to pursue include increasing the number of areas excluded from exploratory permits as sensitive for underwater historic properties, more rigorous enforcement of the reporting of discoveries, education of the diving community to increase their knowledge of and respect for submerged sites, and decreasing the focus on the commercial value of recovered artifacts.



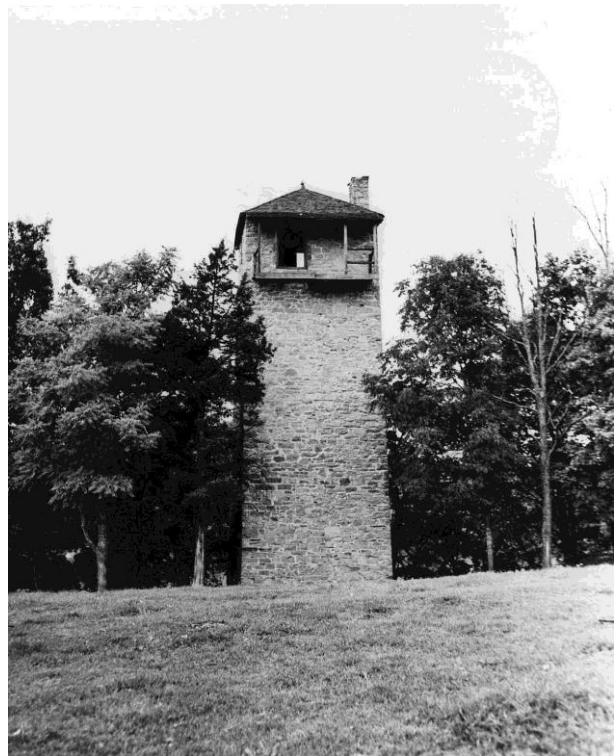
This illustration shows DHR's total interactions with a wide range of state agencies since the first biennial stewardship report was issued in 2007. These actions include the review of project-focused surveys, Environmental Impact Reports, plans and specifications, and requests for permits.

Case Studies of Exemplary State Stewardship

During the past two years, several agencies have been determined in their preservation efforts in spite of budget and staffing reductions, serving as role models for how to incorporate good stewardship into planning and project implementation. The following list of examples is not intended to be all-inclusive, but instead to represent the breadth and variety of preservation stewardship achievements.

Department of Conservation and Recreation:

- The Department of Conservation and Recreation (DCR) made it a regular practice to diligently consult with and update DHR regarding each renovation project that involved historic resources. DCR carefully planned a sensitive rehabilitation effort for the Shot Tower, in Wythe County, which was previously threatened with deterioration.
- The Slave Cabin at Walnut Valley in Chippokes State Park dates to approximately 1814, making it the second oldest known slave cabin in the Commonwealth. Both DHR and the University of Mary Washington have studied the cabin as an architectural and archaeological resource, using dendrochronology and archaeological excavation methods. A register nomination has been prepared and, in March 2013, DHR received a conditions assessment on the cabin. The nomination is tentatively on the agenda for the June 2013 State Review Board meeting.



Shot Tower, Wythe Co.

Piedmont Geriatric Hospital:

- The Department of Behavioral Health and Developmental Services (DBHDS) consulted with DHR regarding the demolition of three buildings at the Piedmont Geriatric Hospital in Nottaway County. Piedmont Geriatric Hospital was formerly known as the Piedmont Sanatorium, which was established in Burkeville in 1918 as the first tuberculosis Sanatorium for African-Americans in the United States. Providing medical facilities for the treatment of tuberculosis in African-Americans was unprecedented in the early 20th century. The Piedmont Geriatric Hospital is eligible for listing in the Virginia Landmarks Register as a pioneering medical institution for the treatment of tuberculosis in African-Americans, and as a representative example of a segregated tuberculosis sanatorium.

- DBHDS consulted with DHR early in their planning for the demolition of these buildings, and guided DHR through a tour of the facility in June 2011. DBHDS conducted additional research on the hospital, even tracking down and interviewing former patients.
- As mitigation for the adverse impacts from the demolitions, DBHDS conducted an update to the 1988/1991 State Survey for the Piedmont Geriatric Hospital. The updated survey will include a comprehensive reconnaissance survey of all buildings within the complex complete with updated Virginia Landmarks Register and National Register Boundaries.



A building at Piedmont Geriatric Hospital, DBHDS.

University of Mary Washington:

- After consulting closely with the DHR's Director to develop a proactive approach to planning for historic resources and to address the immediate concerns within the University of Mary Washington (UMW) community over the proposed removal of Seacobeck Hall for a new campus center, President Rick Hurley made the decision to withdraw demolition plans for Seacobeck and to seek an alternate site for the new facility. A site investigation committee was appointed with representation from DHR, to go through an alternatives analysis with the goal of selecting a site for the campus center. After weighing the programmatic needs, historical significance and site limitations, the committee reached a



Ball Hall, University of Mary Washington

consensus agreement that the historic Chandler Hall building be demolished and the site repurposed. Compared with the rest of the historic campus, Chandler Hall retained the least amount of historic integrity and, weighed against all options, was the best candidate

for demolition on the UMW campus. UMW worked carefully and closely with DHR on the Memorandum of Agreement for the demolition of Chandler Hall, and the design of the new Campus Center. UMW worked diligently to accurately study the historic campus and to design a new building that reflects the classical motifs that give the UMW campus its identity.

- In the fall of 2012, UMW completed a first draft of its campus Preservation Plan. The Plan surveyed and categorized the historic buildings on campus into levels of significance. Each of the buildings deemed of highest significance to UMW will receive signage describing its history.
- Following the August 23, 2011, earthquake in Virginia, UMW invited DHR to tour the campus and provide technical assistance on the damage to multiple buildings.

Virginia School for the Deaf and Blind:

- Concerned that some recent renovations indicated officials were not considering preservation, in July 2011, DHR visited the Virginia School for the Deaf and Blind (VSDB) in Staunton to tour the historic school complex. The Main Building at the VSDB campus was listed in the Virginia Landmarks Register and the National Register of Historic Places in 1969. In 2007, DHR recognized that a larger portion of the campus is eligible for listing in the



The Chapel, VSDB.

Virginia Landmarks Register and the National Register of Historic Places as a historically significant educational complex. DHR encouraged VSDB to consider the impacts of their Master Plan on the historic campus. Since that meeting, VSDB has sought DHR's assistance in the review of proposed demolitions, rehabilitations, and storm and earthquake damage to the several buildings on the historic campus, including the demolition of Darden Hall, roof leaks to the Chapel, a large slate roof replacement project, and earthquake damage throughout the campus.

Virginia Museum of Fine Arts:

- In April 2012, the Virginia Museum of Fine Arts (VMFA) requested technical assistance from DHR in rehabilitating the Robinson House, prominently positioned adjacent to the new entrance for the VMFA. Initially constructed circa 1855 as a private dwelling, the Robinson House later served as the commander's dwelling and headquarters of the Robert E. Lee Camp No. 1 for Confederate Veterans beginning in 1884. DHR assisted the VMFA in revising the scope of work for the rehabilitation and further encouraged registration of this significant resource. In March 2013, the VMFA agreed to proceed with VLR and NRHP listing, but wished to revise the nomination initially prepared by DHR in 2008. During the spring of 2013, DHR was invited to have a representative on the building committee and to participate in the selection of the architectural firm to lead the rehabilitation effort.
- In March 2013, the VMFA requested additional technical assistance from DHR to sensitively install HVAC in the Confederate Memorial Chapel in order to encourage more visitors during the summer months, and especially to further use the Chapel for weddings. DHR visited the site and provided general guidance on installation specific to the Chapel.



Confederate Memorial Chapel, VMFA.

Virginia Commonwealth University:

- Virginia Commonwealth University (VCU) continues to keep DHR informed of major state projects involving historic resources around the campus. Frequently, VCU will meet with DHR to review the design plans for new construction, being careful to explain the reasoning for the compatibility of the design.
- In January 2013, VCU met with DHR to discuss their purchase of the Richmond Glass Building on Broad Street. Although the project is not subject to state environmental review due to the specifics of the sale agreement, VCU wanted to ensure that their rehabilitation plans were consistent with the *Secretary of the Interior's Standards for Rehabilitation* in the interest of possibly pursuing historic tax credits.
- In March 2013, VCU requested technical assistance for damage to ceiling tiles for the Egyptian Building, a National Historic Landmark on the Medical College of Virginia (MCV) Campus.
- In the fall of 2011, VCU convened a historic preservation committee for comments on the preliminary ideas for VCU's 2040 Master Plan. VCU invited staff from DHR, the City of Richmond Architectural Review Board, and the Historic Richmond Foundation to participate on the committee, where local and state historic districts were examined relative to the Master Plan. The committee reconvened in the fall of 2012. Especially commendable is VCU's plan to retain West Hospital, previously threatened with demolition and on DHR's priority list for significant threatened resources.



West Hospital, VCU.

University of Virginia:

- Through the Office of the Architect, the University of Virginia (UVA) has:
 - Established an advisory committee of recognized scholars and authorities on the architecture of Jefferson and the management of highly significant historic properties to work with staff to develop and implement plans for the ongoing restoration and rehabilitation of the Jeffersonian complex.
 - Adopted a written Framework for the Treatment of the Academical Village and committed to the development of guidelines for specific projects.
 - Completed an in-depth study of Pavilion IX, the condition and treatment options of the Rotunda capitals and treatments options for the rotunda roof.
 - Co-hosted with DHR a colloquium in April 2011, bringing together scholars from throughout the country, to consider how best to approach treatment issues given

the evolution of the Academical Village and the different periods of significance that resulted.

- UVA also established an internal process to address the potential impacts of small maintenance projects within the historic campus core on archaeological resources, and worked with DHR towards developing a Memorandum of Understanding to streamline the permitting process for their ongoing archaeological efforts.
- A rehabilitation of Garrett Hall, a distinguished building designed by the firm McKim, Mead and White as a dining hall, is almost complete.
- The University has skilled tradesmen—masons and fine carpenters—on staff who perform much of the work within the Academical Village.
- The University has embarked upon the preparation of a Historic Landscape Plan to help guide future planning.

The College of William and Mary

- In early 2012, the College of William and Mary (CWM) diligently kept DHR informed of its plans to rehabilitate Brafferton Hall. Initially only thought to be included within the proposed historic district for CWM, it was discovered that Brafferton Hall and the President's House are included in the VLR, NRHP, and NHL nomination for the directly adjacent Wren Building. CWM planned a sensitive rehabilitation of Brafferton Hall and completed a thorough archaeological investigation prior to the ground disturbance involved in the project. CWM invited DHR to tour the site in April 2012.
- The College of William and Mary, William and Mary Center for Archaeological Research, and the Colonial Williamsburg Foundation completed numerous archaeological studies within the historic campus in support of projects such as the renovation of Brafferton Hall and Kitchen and the extensive improvement of utilities.

Status Report on 2011 Recommendations

The following thematic groups of properties were identified in the 2011 report as the highest priority for inclusion in the Virginia Landmarks Register (VLR). These selections were made because their themes were either (1) the focus of public interest, (2) under-represented in the VLR, (3) the subject of tourism and education, and/or (4) threatened:

- Institutions of higher education;
- Properties associated with the Civil War in conjunction with the Sesquicentennial; and
- Priority archaeological sites

Many of these properties have been carried over from the previous two biennial reports in 2007 and 2009, which speaks to their level of historic significance. A table summarizing the status of properties carried over from previous reports is included in Appendix B.

Priority List of State-Owned Properties Recommended for Addition to the VLR

- **Walnut Valley Slave Cabin (DHR ID No. 090-0023/44SY0262), Chippokes State Park:**
Location: Surry County
Agency: Department of Conservation and Recreation
Status: The Slave Cabin at Walnut Valley in Chippokes State Park dates to approximately 1814, making it the second oldest known slave cabin in the Commonwealth. A VLR nomination is tentatively on the agenda for the June 2013 State Review Board meeting.

Institutions of Higher Education

- **University of Mary Washington Historic District:**
Location: City of Fredericksburg
Agency: University of Mary Washington
Status: A majority of the campus is eligible for listing in the VLR as one of the Commonwealth's early normal schools that retains an excellent collection of early-to-mid 20th century Colonial Revival buildings. A campus architectural survey was completed by UMW students in 2007, but the results were never compiled into DHR's online archives database. Although the university has not expressed interest in



Virginia Hall, University of Mary Washington

registering its historic campus, it has recently appointed a historic preservation officer and completed a first draft of a Preservation Plan to supplement its Master Plan. The draft Preservation Plan recommends that the university pursue registration.

- **Virginia State University Historic District:**

Location: Ettrick

Agency: Virginia State University

Status: The historic core of the campus is eligible for listing in the VLR as it features work by the notable Virginia architect Charles M. Robinson, however only three resources are listed on the campus—Azurest, Vawter Hall and the President’s House. DHR has repeatedly recommended registration of this historic core as mitigation for recent demolitions on campus and in the adjacent, and also historic, Ettrick neighborhood. At this time, the university has demonstrated no interest in registering its historic campus.

- **College of William and Mary:**

Location: City of Williamsburg

Agency: College of William & Mary

Status: It was discovered in April 2012 that a larger area surrounding the Wren Building was listed as a National Historic Landmark, the highest recognition afforded to a historic property by the National Park Service. The larger area includes both Brafferton Hall, the President’s House, and the sunken garden. Certainly, this collection of buildings and the garden could be listed in the VLR; however, it would be most appropriate to register the larger campus. The campus is one of the finest collections of Colonial Revival institutional buildings in the state, many of which were designed by Virginia architect Charles M. Robinson. The Sunken Garden is one of the most impressive landscape features at any of the state’s institutions, designed by landscape architect Charles Gillette. There has been no progress to date to register the larger campus.

- **Virginia Polytechnic Institute and State University:**

Location: Blacksburg

Agency: Virginia Polytechnic Institute and State University, currently Virginia Tech

Status: Throughout 2012 and early 2013, DHR has been consulting with Virginia Tech on a redevelopment proposal for the Upper Quad at the former Virginia Polytechnic Institute and State University. The larger campus is eligible for listing in the VLR, however, in July 2012, DHR found the Upper Quad area eligible as a small historic district for listing in the VLR due to its association with the university’s establishment as among Virginia’s early land grant schools under the Morrill Act, and for its quadrangular arrangement and brick exteriors that characterize the early period of construction before the campus moved in the direction of “Hokie” stone exteriors. DHR also found ca.-1888 Lane Hall individually eligible. The



Brodie Hall, VT, will be demolished for new construction.

redevelopment proposal involves the demolition of several historic and contributing buildings to the Upper Quad, and as mitigation for the loss of the buildings, the university has agreed to register Lane Hall as an individual landmark.

- **James Madison University Historic District:**

Location: City of Harrisonburg

Agency: James Madison University

Status: A draft nomination was prepared for a historic district that encompassed the core bluestone campus area of James Madison University in 2006 but the district was never listed due to the objections by the university. Over the years, DHR's attempts to revisit the issue have been discouraged. In October 2012, DHR met with JMU's Director of Facilities Planning and Construction and discussed the idea of a Preservation Plan for the campus. The Director welcomed the idea and DHR provided examples of preservation plans for other universities.

- **Cemetery, University of Virginia (including Confederate section):**

Location: City of Charlottesville

Agency: University of Virginia

Status: The University of Virginia Cemetery, including its adjacent Confederate soldiers' section, is located on the corner of Alderman and McCormick Roads. Interments at the University Cemetery, one of the oldest in Albemarle County, record the continuous history of the university community from 1828 through the present. One section, marked by a statue by Casper Buberl, is dedicated to Confederate soldiers who died in the Charlottesville area during the Civil War. A planned northern expansion in 2012 discovered previously undocumented burials of what are thought to be enslaved African Americans who worked at the University. The northern expansion was abandoned and the University now has plans to incorporate these newly-discovered burials into the cemetery and commemorate the lives of those buried there.

- **Kitty Foster Archaeological Site, University of Virginia:**

Location: City of Charlottesville

Agency: University of Virginia

Status: In the 1990s, the Kitty Foster site was excavated in an area that was projected as part of the South Lawn construction project. Once part of a historic African American neighborhood called Canada, the site is a rare and well-documented antebellum home site and graveyard associated with Kitty Foster, an African-American laundress and seamstress who worked at the university. Archaeology has been conducted and there is now an official memorial. Designation has been discussed with university staff, but funding for the nomination work has not been identified. There has been no recent activity.

Properties Associated with the Civil War

Beginning in April 1861 and ending in April 1865, the Civil War was the last armed conflict on American soil. Virginia holds 122 federally-recognized battlefields, which far exceeds that of the other 26 states that hold battlefields identified by the Civil War Sites Advisory Commission. In total, the Commonwealth contains over 900,000 acres of battlefield and battle-related land ranging from the first shots fired during the Battle of Aquia Creek in May 1861 to the pivotal

Battle of Brandy Station in June 1863 to the final Battle of Appomattox Court House, which ended the Civil War. According to the National Park Service, approximately 550,000 acres retain enough integrity to be eligible for listing in the National Register of Historic Places.

2011 marked the 150th anniversary of the beginning of the war, and DHR is committed to highlighting the historic properties associated with it throughout this anniversary period.

- **Confederate Fortification (DHR ID No. 44CS0007):**

Location: City of Chesapeake

Agency: Virginia Department of Transportation

Status: Located on VDOT-owned property adjacent to Joliff Road in Chesapeake and visible from the right-of-way, this archaeological site is a square, earthen fortification built prior to October 1861 and abandoned about April 1863, to protect against enemy activity along the Western Branch of the Elizabeth River. There were no battles fought at this site, but it is a significant representation of the larger defenses of Suffolk and Chesapeake. DHR would like to partner with VDOT to register this site as well as develop a plan for its protection. There has been no movement to register this site in large measure due to reductions in VDOT's cultural resources staff.

- **Robinson House:**

Location: City of Richmond

Agency: Virginia Museum of Fine Arts

Status: Initially constructed in ca. 1855 as a private dwelling, the Robinson House later served as

the commander's dwelling

and headquarters of the

Robert E. Lee Camp No. 1

for Confederate Veterans

beginning in 1884. It is

prominently positioned

adjacent to the new entrance

for the VMFA, and in April

2012, the VMFA expressed

interest in rehabilitating the

currently vacant building

for use as administrative

offices. DHR assisted the

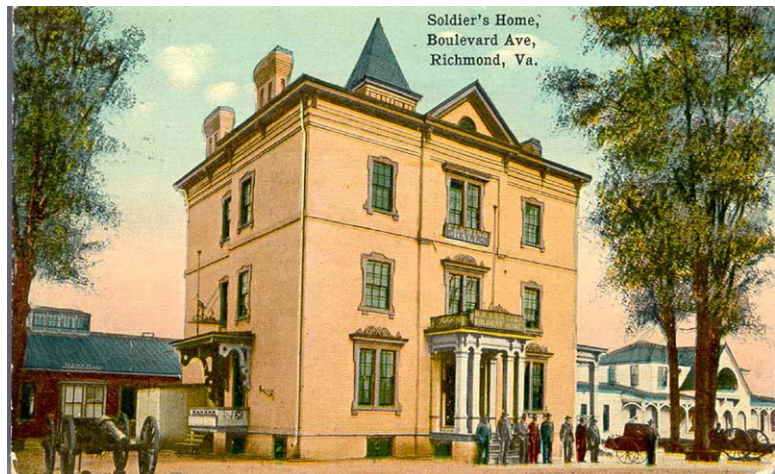
VMFA in revising the scope

of work for the rehabilitation and further encouraged registration of this significant

resource. In March 2013, the VMFA agreed to proceed with VLR and NRHP listing, but

wished to revise the nomination initially prepared by DHR in 2008. Revisions to the

nomination are currently underway.



Historic post card image (no date) of the Robinson House, VMFA.

- **Staunton River Bridge Battlefield State Park:**

Location: Randolph, Charlotte County

Agency: Department of Conservation and Recreation

Status: The Congressionally-appointed Civil War Sites Advisory Commission gave this site a high rating in its inventory, indicative of its historic significance and

integrity. Several individual resources associated with the battlefield have been listed, but listing of the complete battlefield should be considered. DHR has been working on establishing a Staunton River Battlefield Historic District within DCR's Staunton River State Park. Due to other work plan priorities, the project was placed on hold when about 50% complete. At present, one fortification is listed.

2011 Priority List of Significant State-Owned Properties Threatened with the Loss of Historic Integrity or Functionality

Central State Hospital Chapel

Location: Dinwiddie County

Agency: Department of Behavioral Health and Developmental Services

Status: Central State Hospital is eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places. One individual building, the Chapel, is actually listed in the VLR and NRHP. Several contributing buildings to the potential historic district, including the NRHP-listed Chapel, were heavily damaged in Hurricane Irene. Unfortunately, DBHDS does not have the funds to repair the buildings and they have been quickly deteriorating since the storm. DBHDS has repaired the VLR/NRHP-listed Chapel, but would like to demolish the damaged Work Activities Center. It is possible that more buildings may suffer this same fate.

DeJarnette Sanatorium/Children's Asylum

Location: City of Staunton

Agency: Frontier Culture Museum

Status: Constructed in ca. 1932, this complex of Georgian Revival buildings was spared from demolition, but their condition continues to decline. The Preservation Alliance of Virginia included DeJarnette in its Top 10 List of Endangered Historic Sites in Virginia in 2002. Funding from DGS allowed emergency maintenance in 2009, such as clearing vegetation and boarding of windows and doors.

Azurest, Virginia State University

Location: Ettrick, Virginia State University

Agency: Virginia State University Foundation (technically not State-Owned)

Status: Pronounced "as you rest,"

Azurest South was designed by Amaza Lee Meredith (1895-1984), one of the country's first black female architects, as her own residence and studio. Built in 1939, the small dwelling is among the Commonwealth's few later examples of the International Style and was individually listed in the Virginia Landmarks Register in 1993. The property is threatened by inappropriate alterations that have significantly diminished the building's historic integrity, such as the insensitive renovation of the original kitchen and studio. In November 2011, Ms. Nancy Jones, Director of Development at the VSU Foundation, expressed considerable interest in rehabilitating



Azurest, VSU.

Azurest as VIP housing for VSU alumni. In February 2012, several members from DHR visited the site and met with members of the Alumni Foundation to discuss rehabilitation options for the property and offered DHR's services in-kind to update the National Register nomination, and provide technical guidance for the rehabilitation work. To date, there are no plans for its rehabilitation or adaptive use.

Shot Tower at Shot Tower Historical State Park

Location: Wythe County

Agency: Department of Conservation and Recreation

Status: The Shot Tower was built more than 150 years ago to make ammunition for the firearms of the early settlers. Lead from the nearby Austinville Mines was melted in a kettle atop the 75-foot tower and poured through a sieve, falling through the tower and an additional 75-foot shaft beneath the tower into a kettle of water. Listed in the Virginia Landmarks Register in 1968, the tower was threatened by serious structural deterioration, but DCR commissioned an engineering study to examine the issue, and completed a historically sensitive scope of work, in consultation with DHR, to rehabilitate the tower in September 2011.

Ninth Street Office Building

Location: City of Richmond

Agency: Department of General Services

Status: The Ninth Street Office Building was individually listed in the Virginia Landmarks Register, but has been vacant for several years. Threatened with neglect and deferred maintenance, renovation plans are in development and fully funded. The projects should get underway in the second quarter of SY 2014.

James River Correctional Center

Location: Goochland County

Agency: Department of Corrections

Status: This complex of buildings has been determined eligible for listing in the VLR as a historic district. The site also contains identified archaeological sites, but given its location along the James River, there is a high potential for unidentified prehistoric and historic archaeological resources and canal-related features. The complex has been slated for closure with no known reuse plan in place, which leaves the site prime for neglect and redevelopment.

Recommendations for 2011-2013

Agencies and institutions of higher education whose properties were referenced in the priority lists should:

- Conduct the necessary research and analysis to prepare nomination reports and work with DHR to list eligible properties on the Virginia Landmarks Register.
Status: One state-owned property has been registered in the past two years, bringing the total number of listings to 120 (the former Taxation Building, part of the West Broad Street Industrial and Commercial Historic District).
- Consider consistent maintenance needs for high priority resources in the 2012-2014 budget cycle.

Status: Carried over from previous budget cycles, continued tight funding made it difficult for state agencies to address the maintenance needs of priority properties. However, due to hurricane and earthquake damage in August 2011, many agencies were forced to perform emergency repairs on their resources.

All agencies and institutions of higher education that own or control property should:

- Systematically update existing historic resource survey data and identify both archaeological resources and properties that may have become eligible—or that may have been lost—in the years since the 1988/1991 survey was completed. Data should be made available to the public via DHR's Data Sharing System (DSS). Colleges and universities should work with DHR to determine boundaries for eligible historic districts and incorporate district information into planning documents such as Master Plans.

Status: Unfortunately, unless required as mitigation for an adverse impact, the cultural resource surveys for properties under state ownership are rarely initiated or updated. Surveys are usually of individual buildings here and there and often based upon the need to mitigate demolition. A noteworthy example of stewardship, as mitigation for the demolition of several eligible buildings at Piedmont Geriatric Hospital in Nottoway County, DBHDS commissioned an update of the survey for the former African-American Tuberculosis Sanatorium in January 2013. Equally creditable, VCU invited DHR, the City of Richmond, and Historic Richmond Foundation, to participate in their 2040 Master Plan for consideration of historic resources in 2011 and 2012.

- Give higher consideration to maintenance, rehabilitation, and active use of properties listed on or eligible for listing on the VLR, particularly those properties or categories of properties cited in this report. For listed or eligible properties, DHR should be consulted early; prior to the development of final plans or commencement of work. Ideally, DHR should receive preliminary drawings and later a complete set of working drawings for properties that are registered or determined eligible.

Status: Recommended maintenance continues to be problematic due to limited resources. However, excellent examples of meeting this goal include VMFA's plan to rehabilitate the Robinson House, UVA's thoughtful investigation into the rehabilitation of the Rotunda roof and installation of a sprinkler system into the Academical Village, and VSDB's request for DHR's assistance in the repair of the Main Hall porch and Chapel roof. In each instance, the properties are listed or eligible for listing in the VLR, if not extremely significant, and the rehabilitation met the *Secretary of the Interiors Standards*.

The Department of Historic Resources should:

- Continue to provide leadership, technical expertise and guidance to help state agencies improve stewardship of state-owned historic properties. Strategies toward this end may include such things as:
 - Assisting state agencies to list eligible properties in the Virginia Landmarks Register.
Status: One state-owned property has been registered in the past two years. Nominations are being prepared for VMFA's Robinson House, DCR's Walnut Valley at Chippokes State Park and UVA's Campbell School of Architecture. An updated nomination is being prepared for Camp Pendleton by the Virginia Department of Military Affairs.

- Encouraging agencies to prepare treatment plans, historic structure reports and preservation master plans to guide stewardship.
Status: Currently, VMI and UVA have completed Preservation Plans; VCU is working on incorporating a historic preservation section into its 2040 Master Plan; UMW has completed a first draft of its University Preservation Plan; Virginia Tech and James Madison University have expressed interest in developing Preservation Plans for their historic sections of campus.
- Offering training for targeted agencies on historic preservation issues such as *The Secretary of the Interior's Standards for Rehabilitation*, and other issues concerning treatment and sustainability, historic cemeteries.
Status: DHR has sponsored or co-sponsored numerous training opportunities that have been made available to state agencies responsible for the management of historic property. Scholarships were offered to attend the Preservation Virginia conference in September 2012, the focus of which was building consensus between preservation groups, local government, and other interested parties. DHR also provided training on sustainability and historic preservation targeted towards state agencies in partnership with Virginia Military Institute in October 2012.
- Developing a web-based “Best Practices” handbook for state agencies that would include sections from this stewardship report and links to reference materials that includes “good, better, best” treatment guidance for state agencies.
Status: Revisions to DHR’s website are underway and webpages relative to this goal are incorporated into the development plan. Currently, a “Best Practices” webpage has been developed under DHR’s state stewardship web section. Guidance specific to Building Maintenance, Green Preservation, and Archaeology has been offered in an easy format for state agencies to reference. This is the link for page: <http://www.dhr.virginia.gov/StateStewardship/BestPractices.htm>.
- Improving communication with state agencies through the use of regular email communications.
Status: Agency-wide emails are limited to the promotion of training opportunities, however many state agencies keep regular communication lines open notifying DHR of upcoming projects, damage reports, requests for technical assistance.
- Meeting with facilities managers in order to brief them on the purpose and goals of the reports. Special emphasis should be given to properties included in this report as high priority due to their historic significance or perceived threat.
Status: Two agencies mentioned in the 2011 report contacted DHR within the required sixty days—specifically DGS in response to the Ninth Street Office Building and VSU in response to Azurest. Meetings have been held over the past two years with only some of the other agencies. Priority remains to be given to colleges and universities as development and expansion are the most prolific with these agencies.
- Offering Time Crime training sessions and online to educate agencies about the damage done to archaeological resources on state-owned properties by illegal artifact collecting.

Status: Elements of Time Crime have been incorporated in to DHR's Cemetery Workshops as well as all presentations to Archeological Society of Virginia Chapters. It was also a topic in presentations during the national Natural Areas meeting held in Norfolk in 2012 and during DHR presentations to DMME in Charlottesville 2013.

- Encouraging DHR staff to pursue accreditation as LEED Green Associates. The credential denotes basic knowledge of green design, construction and operations.

Status: In August 2012, one DHR staff member was LEED certified.

- Partnering with land-holding state agencies to identify and evaluate their Civil War-related resources. Such resources could include, but are not limited to battlefields, cemeteries, and buildings used as headquarters, field hospitals, and so on.

Status: DHR is partnering with DCR to complete a nomination for Staunton River Battlefield, within the State Park.

- Partnering with the Smithsonian Institution and Game and Inland Fisheries to record highly significant archaeological sites on a barrier island on the Eastern Shore that are threatened by natural forces.

Status: Work continues with Dr. Darrin Lowery of the University of Delaware and the Smithsonian Institution in surveying and testing significance of archaeological resources on Mockhorn Island which is managed by the Commonwealth. Sites of Paleoindian and early-17th century Contact Periods remain the focus of investigation.

- Encouraging state agencies to use the state's highway marker program as a tool to celebrate the rich and diverse history of the Commonwealth, following the example of Eastern State Hospital which erected a marker in 2009.

Status: DHR worked with VDOT to place two markers for project mitigation: Advance Mills and Danville Tobacco Warehouse and Residential District. VDOT should be commended for supporting these markers. Also, in advance of the 200th anniversary of Virginia's Executive Mansion, the director of the mansion worked with DHR in developing a marker for the mansion. It was dedicated on March 16, 2013.

- Exploring the legalities of educational institutions utilizing the state rehabilitation tax credits.

Status: DHR consulted with the Office of the Attorney General (OAG) regarding the use of tax-exempt bonds to fund rehabilitation that incorporates use of the Virginia Rehabilitation Tax Credits. The OAG determined that issuance of a tax-exempt bond would be consistent with the program regulations.

- Encouraging state agencies to submit projects for review to DHR using the new Electronic Project Information Exchange (ePIX) system that fully digitizes the review of state projects.

Status: Certain agencies are proficient in utilizing ePIX and routinely submit projects for review using the system, most notably, VDOT and Virginia Tech.

- Continue to play a leadership role in preparing for the transfer of Fort Monroe. Although much of what is included as requirements in the PA are complete, some important

deliverables are still pending. DHR recommends that provisions be made for these deliverables as soon as possible.

- Status: DHR continues to play an important role under the Programmatic Agreement (PA) that was executed in April 2009 for the transfer of Fort Monroe from the Army to the Commonwealth. Over the last two years DHR has supported the Fort Monroe Authority (FMA) to fulfill its requirements under the terms of the PA. In November 2011 the state-level Memorandum of Agreement (MOU) among the principal state agencies administering Fort Monroe once it is under Commonwealth control was signed and enacted. This agreement was required under the PA in order to ensure that the same protections for historic properties agreed to under the stipulations of the federal PA would carry over once Fort Monroe was under the jurisdiction of the state. The MOU was written by DHR and will be an effective blueprint for historic preservation and redevelopment into the future. The DHR director and staff continue to work with the FMA to finalize the draft Design Standards and Preservation Manual (Design Standards). The Design Standards will serve as a guide for the Commonwealth and future partners on the treatment of historic properties at Fort Monroe, as well as requirements for new construction within the various Management Zones. These Design Standards are based on the National Park Service's *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and other accepted preservation practices. DHR also assisted the FMA in developing a project notification and stakeholder protocol that will be used to engage the public and interested parties regarding future projects occurring at Fort Monroe. DHR National Register staff continues to work with the Army on the updated National Historic Landmark (NHL) nomination for the Fort Monroe NHL District. Efforts by DHR National Register staff has ensured that three of the four National Register of Historic Places (NRHP) individually eligible properties on post have been listed to the NRHP, with the fourth going up to the National Park Service soon. Furthermore, DHR's director has assisted the FMA in an advisory role on the plan for redeveloping the installation and on various other historic preservation-related issues including the use of available financial incentives including state and federal rehabilitation tax credits.

Since June 2010, DHR has listed:

- Chapel of the Centurion, Fort Monroe Hampton VLR-06-17-10
 - Quarters 1, Fort Monroe Hampton VLR- 06-17-10
 - Quarters 17, Fort Monroe Hampton VLR-06-17-10
 - Stone Fort, Fort Monroe Hampton VLR-06-17-10
 - The Fort Monroe Historic District NRHP draft is pending
 - The Fort Monroe Historic District NHL draft is pending
- Continue to manage and preserve Clermont, a 361-acre farm in Clarke County owned by DHR. DHR will complete the final report for the archaeological investigation of the cemetery conducted in September 2010.
Status: DHR completed the final report for the 2010 archaeological investigation of the cemetery, approved the report presented by the Clermont Trust summarizing its management and planning for the past five years, reviewed drafts of the soon to be completed historic structures report, facilitated the development of an archaeological management plan that incorporates a partnership with JMU, participated in the planning and execution of a history symposium that included invited scholars who researched various aspects of Clermont's

history, reviewed and approved a project that included replacement of the wood shingle roof, chimney and porch repairs.

- Work with the Governor and General Assembly to improve the tools available for public agencies in the stewardship of state-owned properties:
 - Request the Governor to issue an Executive Order encouraging registration of state-owned properties.
 - Request the Governor to issue an Executive Order that complements EO48 and requires maintenance and rehabilitation of historic assets as a model of sustainable and green leadership.
 - Work with Governor to institute annual Governor's award for outstanding state stewardship.

Status: These tools have not been pursued. The Governor has shown his support for preservation with a special focus on the priority area of battlefield preservation and land conservation.

Stewardship Recommendations for 2013-2015

DHR understands that tight state budgets will continue to influence the degree to which agencies will be able to invest in the maintenance and rehabilitation of state-owned historic resources. The following are DHR's recommendations for achievable goals that focus on the Commonwealth's most significant and/or urgent issues and priorities over the next two years. Though many of these goals can be accomplished for a modest cost or without any expenditure of funds, they could nonetheless have a significant impact and would significantly enhance the Commonwealth's stewardship of those historic properties under its control.

Priority List of State-Owned Properties Recommended for Addition to the Virginia Landmarks Register

Institutions of Higher Education

Carried over from each biennial report since 2007, this category of properties remains at the top of DHR's list of urgent priorities for register listing. The Commonwealth's collection of state colleges and universities is remarkable not only for their distinctive architectural qualities, but also for their association with the history of education in Virginia. Historic campus cores range from exquisite examples of the Colonial Revival style to an iconic collection of bluestone exteriors. In addition to being some of the very first educational buildings in the country, these institutions highlight the education of women and African-Americans and their listing could honor this testament to Virginia's legacy as a leader in education.

Priority candidates for registration include:

- **University of Mary Washington Historic District:**
Location: City of Fredericksburg
Agency: UMW
- **Virginia Polytechnic Institute and State University:**
Location: Blacksburg
Agency: Virginia Polytechnic Institute and State University, currently Virginia Tech
- **Lane Hall at Virginia Polytechnic Institute and State University:**
Location: Blacksburg
Agency: Virginia Polytechnic Institute and State University, currently Virginia Tech
- **James Madison University Historic District:**
Location: City of Harrisonburg
Agency: James Madison University
- **College of William and Mary:**
Location: City of Williamsburg
Agency: College of William & Mary



Lane Hall, VPI.

- **Virginia State University Historic District:**

Location: Ettrick
Agency: Virginia State University

- **Summerseat**

Location: Ettrick
Agency: Virginia State University

- **University Cemetery**

Location: City of Charlottesville
Agency: University of Virginia

- **Kitty Foster Archaeological Site**

Location: City of Charlottesville
Agency: University of Virginia

Properties Associated with the Recent Past

Frequently overlooked as unimportant or too modern to be deemed “historic,” mid-20th-century buildings are now receiving study and attention on the national level. In order for a property to be eligible for listing in the state or national registers, it must be at least 50 years old, which qualifies all properties constructed prior to 1963, to date. The post-World War II construction era resulted in the construction of numerous state-owned buildings scattered throughout the state. The G.I. Bill prompted universities to expand and state government to grow, resulting in a large building campaign of “modern” facilities beginning in the mid-20th century. The majority of mid-20th-century buildings in state ownership have never been surveyed, so the eligibility of only a handful of such buildings has yet been considered.

Priority candidates for registration include:

- **UVA Campbell School of Architecture**

Location: City of Charlottesville
Agency: University of Virginia
Priority: The building is a notable work of internationally-renowned architect Pietro Belluschi

Properties Associated with the Civil War

Although the sesquicentennial commemoration is largely past, the stewardship of Civil War properties remains at the forefront of DHR’s registration priorities. DHR has been committed to identifying and evaluating a range of properties associated with the Civil War including battlefields, cemeteries, railroad corridors, forts and fortifications, bridges, and buildings used as headquarters or field hospitals. Furthermore, DHR continues to partner with the Civil War Trust, the Shenandoah Valley Battlefields Foundation, and other organizations to protect battlefield and battle-related properties across the Commonwealth.

Listing Civil War properties in the state and national registers is an excellent tool for heritage tourism, with long-term benefits that will outlast the sesquicentennial. Listing is honorary and affords the property state and national recognition. The public has clearly demonstrated its

interest in the Civil War, and registration affords numerous and varied opportunities for educational, interpretative, and recreational programming that appeal to residents and tourists alike.

Priority candidates for registration include:

- **Confederate Fortification, (DHR ID No. 44CS0007):**
Location: City of Chesapeake
Agency: Virginia Department of Transportation
- **Staunton River Battlefield State Park:**
Location: Randolph, Charlotte County
Agency: Department of Conservation and Recreation
Priority: Staunton River Battlefield State Park is a 300-acre Civil War historic site where a group of 700 Confederate old men and young boys held off an assault by 5,000 Union cavalry on a bridge of strategic importance to Gen. Lee's army, then under siege in Petersburg. Currently a fortification is listed, but not the battlefield.

Properties Associated with the Civilian Conservation Corps

- **Pocahontas State Park**
Location: Chesterfield County
Agency: Virginia Department of Conservation and Recreation
Priority: Pocahontas State Park was designed and built in the 1930s by the CCC. It started as a Recreation Demonstration Area and later became a state park. It is the site of DCR's CCC museum.

<h4>Priority List of Significant State-Owned Properties Threatened with the Loss of Historic Integrity or Functionality</h4>

The most significant threats to historic resources include:

- Master Plans that fail to consider historic resources during expansion or reconstruction planning;
- Natural disasters;
- Decommissioning of state facilities;
- Reduced maintenance budgets; and
- Properties affected by projects that have been through the Capital Outlay process before the significance of affected resources has been evaluated and considered.

Priority landmarks currently under threat include many of the same properties that are high priority for registration:

Historic College Campus Cores & Stadiums

Location: Statewide
Agency: Colleges and Universities; see registration priorities, page 29.
Threats: Need for new facilities, inadequate attention to maintenance, misconceptions regarding how to achieve energy efficient historic buildings.

- **Virginia Polytechnic Institute and State University (Virginia Tech):**
Location: Blacksburg
Agency: Virginia Polytechnic Institute and State University, currently Virginia Tech
- **James Madison University Historic District:**
Location: City of Harrisonburg
Agency: James Madison University
- **College of William and Mary:**
Location: City of Williamsburg
Agency: College of William & Mary
- **Virginia State University Historic District:**
Location: Ettrick
Agency: Virginia State University

Former State Hospitals

- **Central State Hospital**
Location: Dinwiddie County
Agency: Department of Behavioral Health and Development Services
Threat: Central State Hospital is eligible for listing in the Virginia Landmarks Register and the National Register of Historic Places. One individual building, the Chapel, is actually listed in the VLR and NRHP. Several contributing buildings to the potential historic district, including the NRHP-listed Chapel, were heavily damaged in Hurricane Irene. Unfortunately, DBHDS does not have the funds to repair the buildings and they have been quickly deteriorating since the storm. DBHDS has repaired the VLR/NRHP-listed Chapel, but would like to demolish the damaged Work Activities Center. It is possible that more buildings may suffer this same fate.
- **Piedmont Geriatric Hospital**
Location: Nottoway County
Agency: Department of Behavioral Health and Development Services
Threat: Some buildings vacant and not being maintained. No identified new use.
- **DeJarnette Sanatorium/Children's Asylum**
Location: City of Staunton
Agency: Frontier Culture Museum
Threat: Vacant. Not being maintained. No identified new use.

Virginia School for the Deaf and Blind

Location: City of Staunton/City of Hampton
Agency: VSDB
Threat: Though there has been a significant investment in new buildings for the Staunton campus, the historic buildings are in dire need of maintenance. The buildings in Hampton that remain in state ownership are vacant and not being maintained.



Main Building, VSDB.

Historic Corrections Facilities

Location: Statewide
Agency: Department of Corrections
Priority: James River Correctional Facility
Threat: Possible closure of this facility which has significant archaeological and architectural resources.

Summerseat

Location: Ettrick
Agency: Virginia State University
Threat: Vacant. No budget for maintenance; no proposed use.

Recommendations for 2013-2015

Despite the very real financial challenges facing the Commonwealth, responsible stewardship of historic resources is achievable using careful project planning.

Based on the requirements of § 10.1-2202.3 and the preceding discussion in this report, DHR suggests the following recommendations for 2013-2015:

Agencies and institutions of higher education whose properties were referenced in the priority lists should:

- Conduct the necessary research and analysis to prepare nomination reports and collaborate with DHR to list eligible properties on the Virginia Landmarks Register.
- Consider on-going maintenance needs as high priorities in the 2012-2014 budget cycle.

All agencies and institutions of higher education that own or control property should:

- Systematically update existing historic resource survey data and identify both archaeological resources and properties that may have become eligible—or that may have been lost—in the years since the 1988/1991 state survey was completed. Colleges and universities should work with DHR to determine boundaries for eligible historic districts within their historic campus cores.
- Incorporate historic resource and district information into the development of a Preservation Plan that can serve as a complement to or integrated aspect of a Master Plan. Ideally,

interested parties, such as local governments or concerned historic resource groups and DHR should be included in the development of the Plan.

- Designate one staff member in their planning or architect's or other appropriate offices to serve as a steward of historic resources and liaison with DHR. The staff liaison should take advantage of DHR's new online database—the Virginia Cultural Resource Inventory System (V-CRIS)—that will replace the current Data Sharing System (DSS) and go “live” beginning in July 2013.
- Give consideration to proper maintenance, rehabilitation, and active use of properties listed on or eligible for listing on the VLR, particularly those properties or categories of properties cited in this report. For listed or eligible properties, DHR should be consulted early, prior to the capital outlay process, development of final plans or commencement of work. Ideally, DHR should receive preliminary drawings and later a complete set of working drawings for properties that are registered or determined eligible.

The Department of Historic Resources should:

- Continue to provide leadership, technical expertise, and guidance to help state agencies improve stewardship of state-owned historic properties. Strategies toward this end may include such things as:
 - Assisting state agencies to list eligible properties in the Virginia Landmarks Register.
 - Encouraging agencies to prepare treatment plans, historic structure reports and preservation master plans to guide stewardship.
 - Offering training for targeted agencies on historic preservation issues such as *The Secretary of the Interior's Standards for Rehabilitation*, other issues concerning treatment and sustainability, historic cemeteries.
 - Developing a web-based “Best Practices” handbook for state agencies that in addition to providing preservation guidance would link to reference materials that includes “good, better, best” treatment guidance for state agencies.
 - Improving communication with state agencies through the use of regular email communications.
 - Meeting with facilities managers in order to brief them on the purpose and goals of the reports. Special emphasis should be given to properties included in this report as high priority due to their historic significance or perceived threat.
 - Offering Time Crime training sessions and online to educate agencies about the damage done to archaeological resources on state-owned properties by illegal artifact collecting.
 - Continuing to encourage DHR staff to pursue accreditation as LEED Green Associates. The credential denotes basic knowledge of green design, construction and operations.
 - Partnering with land-holding state agencies to identify and evaluate their Civil War-related resources. Such resources could include, but are not limited to battlefields, cemeteries, and buildings used as headquarters, field hospitals, and so on.
 - Continuing to partner with the Smithsonian Institution and Game and Inland Fisheries to record highly significant archaeological sites on a barrier island off the Eastern Shore that are threatened by natural forces.

- Encouraging state agencies to use the state's highway marker program as a tool to celebrate the rich and diverse history of the Commonwealth, following the example of Eastern State Hospital which erected a marker in 2009.
 - Encouraging state agencies to submit projects for review to DHR using the new Electronic Project Information Exchange (ePIX) system that fully digitizes the review of both state projects.
 - Encourage state agencies to utilize DHR's new online archive database – V-CRIS – for recording their historic resources. V-CRIS goes live on July 1, 2013.
- Continue to play a leadership role in the imminent transfer of Fort Monroe in 2013. Although the majority of the requirements included in the Programmatic Agreement (PA) that guides the transfer process are complete, some important deliverables are still pending. DHR recommends that provisions be made for the completion of these deliverables as soon as possible.
 - Continue to manage and preserve Clermont, a 361-acre farm in Clarke County owned by DHR, utilizing best preservation practices and collaborating with the Clermont Trust to achieve a self-sustaining operational model.
 - Continue to partner with VMRC on the protection of submerged underwater resources.

Appendix A: Text of SB 462/§ 10.1-2202.3

Text of § 10.1-2202.3

- A. *In order to consider the broad public interest and protect the financial investment in state-owned historic assets, the Department shall develop, on a biennial basis, a report on the stewardship of state-owned properties. The report shall include, but not be limited to, a priority list of the Commonwealth's most significant state-owned properties that are eligible for but not designated on the Virginia Landmarks Register pursuant to § 10.1-2206.1. The report shall also provide a priority list of significant state-owned properties, designated on or eligible for the Virginia Landmarks Register, which are threatened with the loss of historic integrity or functionality. In developing the report, the Department shall, in addition to significance and threat, take into account other public interest considerations associated with landmark designation and the provision of proper and maintenance of property. These considerations shall include: (i) potential financial consequences to the Commonwealth associated with failure to care for and maintain property, (ii) significant public educational potential, (iii) significant tourism opportunities, and (iv) community values and comments. The report shall be forwarded to all affected state agencies, including institutions of higher learning, the Governor, the Secretary of Administration, the Secretary of Natural Resources, the Secretary of Finance, and the General Assembly. All agencies of the Commonwealth shall assist and support the development of the report by providing information and access to property as may be requested.*
- B. *Each agency that owns property included in the report required by subsection A shall initiate consultation with the Department within 60 days of receipt of the report and make a good faith effort to reach a consensus decision on designation of an unlisted property and on the feasibility, advisability, and general manner of addressing property needs in the case of a threatened historic property.*
- C. *The Department shall prepare a biennial status report summarizing actions, decisions taken, and the condition of properties previously identified as priorities. The status report, which may be combined with the report required pursuant to subsection A, shall be forwarded to all affected state agencies, including institutions of higher learning, the Governor, the Secretary of Administration, the Secretary of Natural Resources, the Secretary of Finance, and the General Assembly.*
- D. *The reports required in subsections A and C shall be completed and distributed as required no later than May 1 of each odd-numbered year, so that information contained therein is available to the agencies, the Secretary of Finance, the Secretary of Administration, and the Governor, as well as the General Assembly, during budget preparation.*

Appendix B: Status Report on Previous Priority Recommendations for VLR Listing

Name	Location	Agency	Report Year(s) - Status
Virginia Capitol Square Historic District	City of Richmond	DGS	2007, 2009 - The historic district has not been listed, but it remains a priority. DHR has discussed listing with the Department of General Services, who oversees the state's resources in and around Capitol Square, but all land-owning parties must be involved in order to proceed with the listing effort, including private land owners, the federal government (U.S. Courthouse) and the congregation of St. Paul's Episcopal Church. Many of these buildings in and around Capitol Square have been listed individually, including the Federal Courthouse, Old City Hall, and several state-owned buildings. The Ninth Street Office building was listed in June 2009 and the Washington Building was listed in 2010. The Aluminum Building, located on the east side of the square, was determined individually eligible last year.
Lexington Plantation Archaeological Site	Fairfax County	DCR	2007 - Nomination was listed VLR in 2009—NR listing is pending 2013- Nomination at NPS; listing expected May 2013
College of William and Mary Historic District	City of Williamsburg	CWM	2007, 2009, 2011 – See above.
Twin Lakes State Park	Prince Edward County	DCR	2007 – In October 2012, this property was listed in the VLR and NRHP as a contributing resource to the Virginia State Parks New Deals Programs Multiple Property Document.
Bear Creek Lake, Holliday Lake, and Pocahontas State Parks	Cumberland, Appomattox, and Chesterfield Counties	DCR	2007 - In October 2012, these properties, except for Pocahontas State Park, were listed in the VLR and NRHP as contributing resources to the Virginia State Parks New Deals Programs Multiple Property Document. Pocahontas State Park nomination is stalled because DCR does not have time to gather property owner information and the HD mapping may now need to be updated because the nomination has aged and mapping standards have changed.
James Madison University Historic District	City of Harrisonburg	JMU	2007, 2009, 2011 – See above.
Robinson House	City of Richmond	VMFA	2007, 2009, 2011 – See above.
High Bridge	Cumberland County	DCR	2007 – Nearly 2,500 feet long and more than 100 feet above the Appomattox River

			between Cumberland and Prince Edward counties, High Bridge was erected in 1914, but its masonry piers and abutments date to 1854. These resources, owned by DCR, are now part of High Bridge Trail State Park. DHR collaborated with DCR in listing the resources in the state and national registers in 2008.
Hibbs Bridge	Loudoun County	VDOT	2007 – Hibbs Bridge is a stone arched bridge with conical buttresses built in 1829 that carries the former Snicker’s Gap Turnpike, among the oldest turnpikes in the state, over Beaverdam Creek in Loudoun County. Threatened with deterioration, in 2008 VDOT rehabilitated the bridge and in collaboration with DHR, the Hibbs Bridge was listed in the state and national registers in 2011.
University of Mary Washington Historic District	City of Fredericksburg	UMW	2009, 2011 – See above.
Virginia State University	Chesterfield County	VSU	2009, 2011 – See above.
Kitty Foster Archaeological Site	City of Charlottesville	UVA	2009, 2011 – See above.
Virginia Polytechnic Institute and State University Historic District	City of Blacksburg	VT	2009, 2011 – See above.
Longwood University Historic District	City of Farmville	LU	2009 - The historic campus was recommended as potentially eligible in 1991 by the State-Owned Properties Survey for associations with the education of women. Unfortunately, a devastating fire to the Administration Building and other changes to the campus have diminished the historic integrity of this potential district. In June 2011, DHR visited Longwood and determined that the eligible historic district recommended in 1991 no longer remains.
Confederate Fortification (site 44CS0007)	City of Chesapeake	VDOT	2009, 2011 – See above.
Staunton River Bridge Battlefield State Park	Randolph and Charlotte Counties	DCR	2009, 2011 – See above.
Goochland Women’s Correctional Facility	Goochland County	DOC	2009 - No progress. Though DHR has offered to meet on site, DOC has not been receptive to having DHR staff visit or discussing registration.
Virginia War Memorial	City of Richmond	DGS	2009 - A substantial addition was made to the building in 2010. As a result, DHR would need to re-evaluate its eligibility for registration. As mitigation for the adverse

			effect resulting from the addition, the property was resurveyed at the intensive level and the data entered into DSS. If still eligible, preparation of a nomination would benefit from this recently completed documentation.
Central State Hospital Chapel	Dinwiddie County	DBHDS	2009 - The Chapel was placed on the Virginia Landmarks in 2010. The building is presently mothballed and in poor condition.
Brauer Chapel at Catawba Hospital	Roanoke County	DBHDS	2009 - DHR has not approached DBHDS to assess interest in listing. The building appears to be in good condition with most historic features intact. This remains a possibility for future listing.
Walnut Valley at Chippokes State Park	Surry County	DCR	2009, 2011 – See above.
Blair-Taskinas Site at York River State Park	James City County	DCR	2009 - This site includes an 18 th -century plantation and Virginia Indian resources. A draft nomination was prepared by DCR; however the process has stalled due to required revisions. This has stalled. The nomination and archeological data does not meet our standards.
Belle Island State Park	Lancaster County	DCR	2009 - This park is already registered but the nomination does not address the numerous archaeological sites of significance. Ideally, the nomination would be rewritten to include archaeology and to expand the period of significance. No new progress.

Appendix C: Status Report on Previous Priority Recommendations for Threatened Resources

Name	Location	Agency	Report Year(s) - Status
Morson's Row	City of Richmond	DGS	<p>2007, 2009 - DGS began exterior rehabilitation work on these three 1853 bow-fronted Italianate row houses in 2010. This initial phase of the project primarily involved repairs to the roof and other areas intended to stop water infiltration which has damaged large portions of the interior. The scope of work also addressed cosmetic issues including the wooden cornice, decorative door hoods, windows, masonry repointing, and improvements to site drainage. Unfortunately, DGS continues to lack project funding to properly address all interior and exterior rehabilitation improvements needed to bring Morson Row up to functional use for state offices.</p>
Archaeological Sites on State Lands	Statewide	Various	<p>2007, 2009 – Capital projects on state lands have stabilized over the last four years and the number of archaeological investigations on state land has remained somewhat consistent. Previously reported efforts at The College of William & Mary and University of Virginia to incorporate archaeological studies into project planning continue with great success.</p> <p>The collaborative effort among DCR, DHR, and local and state preservation organizations in the master planning process for the new Middle Peninsula State Park in Gloucester County continued with ongoing archaeological survey in support of improvements to park facilities. DHR has also continued to work extensively with York River State Park to record several new archaeological sites within the park and finalize a National Register nomination for its historic resources.</p> <p>DHR worked with Stafford County on its Aquia Creek Battlefield project funded by an American Battlefield Protection Program grant. This project had as a component archaeological investigation at Widewater</p>

			State Park.
CCC Resources in State Parks	Statewide	DCR	2009 – In October 2012, a Virginia State Parks New Deals Programs Multiple Property Document was listed in the VLR and NRHP that covers these resources. Unfortunately, over the last four years continued budget reductions have precluded funds for maintenance of these historic resources. Storm damage from Hurricane Irene resulted in a many emergency repairs to buildings and structures severely damaged by fallen trees and wind damage.
Medical College of Virginia Historic District	City of Richmond	VCU	2009 – The MCV Historic District was determined eligible for listing in the VLR in 1991, but the district has lost important buildings including the A.D. Williams Building and the Nursing Education Building. Initially, VCU had plans to demolish West Hospital, but with encouragement from DHR, the 2040 Master Plan calls for its rehabilitation, as funding allows. This is seen as a huge success.
Ninth Street Office Building	City of Richmond	DGS	2009, 2011 – See above.
Historic Neighborhoods Adjacent to University Campuses	Statewide	Various	<p>2009 – Many institutions of higher education in the Commonwealth have projected expansion plans due to increasing enrollment. Adjacent to these campuses are many residential and commercial historic districts, both registered and eligible, that are threatened by the vast expansion of these institutions. Neighborhoods under immediate threat in 2009 included:</p> <ul style="list-style-type: none"> • Oregon Hill and Carver Historic Districts – VCU, Richmond • Harrisonburg Old Town and Downtown Historic Districts – JMU, Harrisonburg • Ettrick Historic District – VSU, Petersburg <p>Since 2011, VCU has continued to expand their Monroe Park Campus near the West Franklin Street Historic District, Broad Street Commercial Historic District, and Jackson Ward; however in VCU's forecast for their 2040 Master Plan, these neighborhoods and their historic significance are identified and incorporated in the planning process. DHR, the City of Richmond, and the Historic Richmond</p>

		<p>Foundation were invited to participate in the development of the 2040 Master Plan.</p> <p>JMU has continued to acquire property for development just outside the boundaries of the Harrisonburg and Old Town Historic Districts, but has encroached on other commercial, residential, and industrial areas for expansion purposes. Most recently, the Rockingham Cooperative Farm Bureau Agricultural Complex was acquired and demolished.</p> <p>Unfortunately, the Ettrick Historic District has almost been completely demolished by VSU.</p> <p>DHR urges these institutions to consider these historic neighborhoods and commercial districts in their master planning process, and has been quite pleased with the example set, most recently, by VCU.</p>
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